

North Little Rock Planning Commission
Regular Meeting
July 14, 2009

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Dietz
Parker
White, Vice Chairman
Clifton, Chairman

Members Absent:

Armstrong (excused)
Foster (excused)

Staff Present:

Robert Voyles, Director
Sheryl Ricker, Secretary

Others Present:

Paula Jones, Asst. City Attorney
Jeremy Peppas, NLR Times
Jake Sandlin, Ark. Demo-Gazette
Don Wood, Code Enforcement
Capt. Dean Simmons, Fire Marshal

Administrative:

- Arkansas Planning Association Fall Conference- September 17th and 18th – Little Rock

Mr. Voyles stated it will be held in Little Rock in the Little Rock River Market district this year.

Chairman Clifton stated he would encourage all the new Commissioners to attend this.

Approval of Minutes:

Motion was made and seconded to approve the May minutes as submitted. The minutes were approved with seven (7) affirmative votes.

Motion was made and seconded to excuse Mr. Armstrong and Mr. Foster from today's meeting. This was approved with seven (7) affirmative votes.

Subdivision Administrative:

A. NS-2147-09 Northshore Business Park, Lots 4A-16A, Block 9 (revised preliminary plat of a commercial and industrial subdivision located at Crystal Hill and Northshore Drive)

1. Meet the requirements of the City Engineer, including:

- a. Storm water detention previously waived.
- b. Avoid any adjoining wetland or obtain clearance from the Corp of Engineers.
- c. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
- d. The first floors of any building are to be a minimum of 1' above any flood plain.
- e. Provide street signs on new streets.
- f. ROW and street width meet standards of previously developed streets.
- g. No structures permitted in floodways.
- h. Provide midway turnaround cul-de-sac at lots 16A and 16.
- i. Provide 2 cul-de-sac(s) ROW of 130' diameter and pavement 100' diameter.
- j. Design parking lot lighting to also serve as street lighting on all lots.

2. Meet the requirements of Community Planning, including:

- a. Donate floodway area to City adjacent to lots 12A and 12.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Final plat and/or Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates before the final plat will be signed or a building permit issued.
- d. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
- e. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse before the final plat will be signed.
- f. Site Plan Review required on all lots at time of development.
- g. Allow phasing of final plats

3. Meet the requirements of the Master Street Plan, including:

- a. Sidewalks previously waived
- b. Allow phasing of street improvements or bond before plat will be signed.
- c. Provide ROW dedication.

4. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan. Midway turnaround required.

5. Meet the requirements of the CAW and NLR Wastewater and Electric, including:

- a. Provide utility easements.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Contact CAW for requirements on backflow protection on meter services.
- d. Water is available with extension of facilities.
- e. A complete set of drawings for development must be submitted to NLR Wastewater.
- f. Sanitary sewer services for these lots are currently under study, and will involve an extension.

There were no additional comments from Commissioners or the audience. The motion to approve as submitted passed with seven (7) affirmative votes.

B. SPR-2148-09 City Grove Townhomes, Block 1-3 (revised site plan review and preliminary plat of townhomes located at 4th and Maple)

- 1. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Final plat and/or Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - c. Allow lot size and driveway locations through the PUD process.
 - d. Provide a 37.5' long raised speed table on 5th street to join the proposed open spaces and to slow traffic. The surface is to be poured concrete stamped brick texture and dyed.
 - e. Provide property line corner radii on Maple.
 - f. No outside trash containers allowed unless fully screened.
- 2. Meet the requirements of the Master Street Plan, including:**
 - a. Provide minimum of 6' sidewalks/ramps to ADA standards and City standards.
- 3. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide irrigation to all required trees.
 - c. Add continuous shrubs at end of drives.
- 4. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire hydrants to be within 400 feet of all areas of building.
 - c. Meet Fire Marshal's requirement on alley curb design.
 - d. Curbs to be vertical at alley on 4th, 5th and 6th Streets.
- 5. Meet the requirements of the CAW and NLR Wastewater and Electric, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Contact CAW for requirements on backflow protection on meter services.
 - c. Lots on alley require extension of water facilities.
 - d. A complete set of drawings for development must be submitted to NLR Wastewater.
 - e. Place all on-site utilities underground and locate transformers where needed.
- 6. Meet the requirements of the City Engineer, including:**
 - a. Meet the requirements of the City Engineer concerning storm water detention options.
 - b. Provide erosion control plan to City Engineer for approval.
 - c. Obtain an ADEQ soil erosion permit.
 - d. Driveway radii returns built to City Engineer's specifications at 10'.
 - e. Provide 15' property line radii on street intersections.
 - f. All driveways are to be concrete in the ROW.
 - g. Secure curb cuts from City Engineer.
 - h. Repair curbs, sidewalks, pavement damaged during construction.
 - i. Provide street and drainage improvement plans to City Engineer for review and approval.

- j. RCP culvert required under pavement in City ROW.
- k. 50 year storm design required on this project.
- 7. **Provide street lights matching Maple Street light fixtures.**
 - a. Minimum of 4 street lights to be provided on 6th Street.
 - b. Minimum of 4 street lights to be provided on 5th Street.
 - c. Minimum of 2 street lights to be provided on 4th Street.

Mr. Chambers asked Mr. Dietz to talk about this.

Mr. Dietz stated that everyone is in agreement with the requirements.

There were no additional comments from Commissioners or the audience. The motion to approve as amended passed with six (6) affirmative votes. Mr. Chambers abstained from voting.

Public Hearing – Old Business:

NONE

Public Hearing – New Business:

1. **Special Use # 674. To allow a liquor store in a C-3 zone. The request is located at 11100 Hwy 165 Suite # 3.**

Mr. Mike Marlar (Marlar Engineering), stated he was representing the owner, Cypress Crossing Development.

Chairman Clifton asked if there was anyone here that wanted to speak for or against this application. He asked if there was any communications received on this or if any Commissioner wanted to speak on the application.

A motion was made and seconded on the application.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes
Belasco	Yes	Parker	Yes
Chambers	Yes	White	Yes
Clifton	Yes		

2. **Rezone #1489. To rezone the existing R-4 and C-4 classifications to the proposed I-1 classification to allow warehousing. The request is located at 3113 East Washington Ave.**

Mr. Mike Marlar (Marlar Engineering) stated he was representing the applicant.

Mr. Voyles stated this is zoned C4 and it is an old building. It was a warehouse for years. When Mr. Richmond bought the property and some adjoining property which is R4 we told them it was not zoned correctly. We told them it is appropriate to come before the Planning

Commission and ask for a rezoning.

Chairman Clifton asked if there was anyone who wanted to speak for or against the application.

Mr. Chambers asked if they needed to make it two (2) votes, one on amending the land use plan and the other on the application.

Mr. Voyles stated they did need to amend the land use plan in case this was to be challenged. It could be done in with one vote with an amendment to the land use plan, whichever way they wanted to do it.

A motion was made and seconded on the application and to amend the land use plan.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes
Belasco	Yes	Parker	Yes
Chambers	Yes	White	Yes
Clifton	Yes		

3. Rezone #1490. To rezone the existing TND classification to the proposed R-4 classification to allow apartments. The request is located southwest of the intersection of 7th and Division Streets and along River Road.

Chairman Clifton asked the applicant to come forward and introduce himself.

Mr. Irwin stated he was representing the owners of the property.

Chairman Clifton asked if there was anyone who wanted to speak for or against this application.

Mrs. Sue Coker stated she and her husband own land next door to the property. They eventually would like to build a home on that property. They have no objection to them building there; they just want the right kind of building to go there. She stated she doesn't want to see run of the mill apartments go there. She would like to see upscale condos or upscale apartments or townhouses. She stated she would be right next door to those apartments. She has not seen what has been proposed. She would like to know how they are going to enter and the rent they are going to charge.

Chairman Clifton asked Mr. Voyles how this was different than what was originally proposed.

Mr. Voyles stated they were going to build a new urban area creating a new zoning classification called TND (Traditional Neighborhood Development) that would be a mixed use type neighborhood allowing single family lots, apartments, but primary lots for sale for

individual homeowners. What is being proposed is traditional apartment type development. They are proposing a 13 acre tract that would be under one ownership. The TND and what is proposed is similar density but different land use.

Mr. Chambers stated they are going to be 3 story building and 260 units.

Mr. Irwin stated these apartments would enhance the property. The rent would be an average of \$1.10 a square foot. The rent is a premium. This will be a gated community with access coming off of River Road.

Mr. Todd Rice stated this is a \$21 million dollar development. It is comparable to the Enclave. The rent will be about \$1.10 per square foot. It will have brick and stucco finish, each will have patios and porches. There will be a pool with a community center. These apartments have a high end cost.

Mrs. Coker stated they still haven't seen any plans so they still don't know what's going to go in there. She would like to see some plans of what is actually proposed.

Ms. Alexander asked if the applicant could show the landowners something that would show what the development would look like.

Mr. Rice stated they could show them what they have now, but they do not want to be held to that. They are still in the final planning stages.

After further discussion on what the apartments would look like and what the rent would be; and answering questions from the audience, Mr. Rice showed the plot plan of what is currently proposed.

Chairman Clifton stated a question was called on the application.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes
Belasco	Yes	Parker	No
Chambers	Yes	White	Yes
Clifton	Yes		

- 4. Rezone #1491. To rezone the existing R-4 and C-3 classification to the proposed R-3 classification to allow duplexes. The request is located at the southeast corner of Mission and Remount Roads.**

WITHDRAWN

Public Comments/Adjournment:

A motion to adjourn was made and seconded. The motion passed with seven (7) affirmative votes and the meeting was adjourned at 5:30 pm.

Passed: _____

Respectfully Submitted:

Norman Clifton, Chairman

Robert Voyles, Director